

# HOUSING ELEMENT

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Chapter 2 (**Land Use Element**) defines the location, amount and type of housing to be built in Subarea I. This chapter addresses housing needs that are unlikely to be satisfied by the market, but should be met in order to create diverse communities meeting the needs of San Diego residents.

## GOAL

Provide an economically and socially diverse community through a variety of housing styles, tenancy types and price ranges.

## IMPLEMENTING PRINCIPLES

- Provide a fair share of affordable housing and housing for persons with special needs, consistent with the City's Housing Element and the Regional Fair Share Distribution prepared by SANDAG.
- Recognize the need for group housing and housing for persons with special needs, including senior housing, congregate care for the elderly, housing for temporary workers and housing with supportive services.
- Apply fair housing practices in sale, rental and advertising of housing units.

## AFFORDABLE HOUSING REQUIREMENT

The Framework Plan requires the provision of housing, affordable to lower-income families as certified by the San Diego Housing Commission. The affordable units must remain affordable for the life of the unit and should be phased in proportion to development of market-rate units. The bedroom composition of the affordable units should be similar to that of the market-rate units. Fulfillment of this objective may be satisfied by:

- A set aside of no less than 20 percent of the units for occupancy by, and at rates affordable to, families earning no more than 65 percent of median area income (MAI), adjusted for family size; the calculation of this set aside requirement assumes use of the density bonus laws. However, if the density bonus laws are utilized, the affordable rates shall be reduced to 60 percent of median area income as adjusted for family size in order to comply with the requirements of the law. Provision of housing at 65 percent of MAI, while conforming to the Framework Plan, will not qualify for a density bonus under the density bonus law.
- Dedication of developable land of equivalent value.

If the affordable housing policy in the Framework Plan for the North City Future Urbanizing Area is changed, it shall also apply in Subarea 1.

Residential development of more than ten dwelling units must satisfy the City's affordable housing requirements as stated above.

The Framework Plan provides specific guidance on the calculation of this affordable housing requirement:

**Framework Plan Policy 7.2c:**

“In planning for the NCFUA, recognize that the mandated level of affordability will require that developers be granted a density increase of 25 percent over the otherwise maximum allowable residential density as well as at least one additional concession or incentive as described in California Government Code section 65913.4 [65915]. Subarea planning studies should anticipate the awarding of the density bonus in analyzing demand for public facilities in projecting future population.”

Related to this statement, Table 3.3-G of the Framework Plan identifies that the 5,400 homes estimated for Subarea I include the density bonus for all housing projects.

On the basis of these criteria, the 5,400 total housing units in Subarea I break down into 4,536 market-rate units and 864 affordable units. This is calculated assuming 4,320 market-rate “base” units; this base amount is then subject to the 20 percent affordable housing requirement, generating 864 affordable units and the five percent market-rate bonus adds another 216 market-rate units. These quantities include BMR VTM/PRD housing which was approved using the same criteria. The BMR VTM/PRD includes 897 base market-rate units, 179 affordable units (20 percent of 897) and 45 bonus market-rate units (five percent of 897) for a total of 1,121 housing units.

**Table 4.1** illustrates allocation of the housing units among the property ownerships assuming use of the provisions of the state density bonus program. The San Diego Housing Commission Executive Director shall be consulted if a development proposal includes an approach that does not use the state density bonus program.

Residential development of ten or fewer housing units and residential development falling within the very low-density residential categories may, at the discretion of the City Council, satisfy the affordable housing requirements by donating to the City an amount of money equivalent to the cost of achieving the required level of affordability. These funds will be deposited into a North City Future Urbanizing (NCFUA) Affordable Housing Trust Fund Account administered by the San Diego Housing Commission. Funds collected in this manner may be applied to affordable housing requirements in the NCFUA.

**Housing Policies**

- Retain funds collected by the City in lieu of construction of affordable housing units for future development or acquisition of affordable units within the NCFUA.

- Require each property owner in Subarea I to comply with the housing requirements specified in this chapter. Potential suitable locations for these housing units are properties designated Mixed-Use Core, Core Residential or Peripheral Residential. However, the exact location of each property owner's affordable housing units may vary. Prior to individual property owner development approvals, each property owner seeking development approval shall submit an Affordable Housing Plan for Housing Commission and Planning Commission consideration.
- Encourage development of senior housing, especially within and near the Mixed-Use Core.
- Provide an affirmative marketing program as a condition of all tentative maps involving more than 20 dwelling units as required by City of San Diego Council Policy 600-20.

**TABLE 4-1**  
**AFFORDABLE HOUSING BY OWNERSHIP WITH DENSITY BONUS**

<b>Property Designation</b>	<b>Estimated Market Rate Base Units<sup>(2)</sup></b>	<b>20% Affordable Units @ 60% MAI</b>	<b>5% Market Rate Bonus Units</b>	<b>Estimated Maximum Dwelling Units<sup>(2)</sup></b>
A	20	4	1	25
B	156	31	8	195
C	93	19	5	117
D <sup>(1)</sup>	0	0	0	0
E	240	48	12	300
F	131	26	7	164
G	33	7	2	42
H	16	3	1	20
I	50	10	2	62
J	26	5	1	32
K	10	2	0	12
BMR Phase I	897	179	45	1,121
BMR Phase II	2,648	530	132	3,310
<b>Estimated Total</b>	<b>4,320 DU</b>	<b>864 DU</b>	<b>216 DU</b>	<b>5,400 DU</b>

- (1) Parcel D is entirely within the boundary of the MPHA and therefore designated open space. Development of Parcel D may be permitted pursuant the existing zoning regulations which apply to the parcel. The maximum development area within the MPHA is limited to 25 percent of the parcel.
- (2) Total unit count will depend upon individual project submittals and ability to comply with relevant policies and regulations.